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Flat 4, 144 Fellows Road, London, NW3 3JH

Partial demolition of existing roof to form a cut in for access to roof terrace & General Refurbishment
Design & Access Statement



View of Front of Building from Fellows Road



View of Existing Dormer at Rear of Building

BACKGROUND

The property is a 3 level flat contained in a 5 storey building which forms part of a large terrace at the West end of Fellows Road. At the top level of the property there is an existing Dormer roof with two timber framed sash windows. Currently only one of the two windows are operational in bringing light into the rear bedroom on level 3. The other window is currently boxed in and is inaccessible internally.

At level 3 there is an accessible roof above the annex, which can only be accessed via a roof hatch from the rear bedroom on level 2. The neighbouring properties 142 and 146, have dormer roof extensions or roof cut-ins, to access an identical roof terrace from Level 3 of their properties. Please see photographs which describe the neighbour's terraces and dormers below:



View of Neighbour (146 Fellows Road) with sliding door access to roof terrace.



Aerial View showing neighbouring properties with varying means of access to the Annex roof, including a roof cut-in which at number 142

The property in general is in great need of modernisation and refurbishment as it has been abandoned and left to neglect over many years.

PROPOSAL

The proposal is to demolish part of the roof at the rear of the building to the West of the existing Dormer, to create a roof "Cut-in". The overall purpose of this roof "cut-in" is to allow for a new landing and door access to provide access to the roof terrace.

Demolition and restructuring of the existing sloped roof and existing skylight on the sloped roof will be undertaken to create this roof cut in.

LIGHT AND PRIVACY

The current area of clear glazing facing towards the neighbouring property at the back, on Level 03 is 2.15sqm (1.07sqm of this is currently non-functional). The proposal at Level 03 with the new door will increase this to 3.8sqm (fully functional). However, the distance from this glazing to the nearest neighbouring property at the rear is approximately 42m, and therefore there is minimal risk of overlooking issues.

This will increase the amount of daylight into the rear Level 03 bedroom, and Hallway and stair.

The area of the current skylight which provides daylight to the hallway and stair, is 0.91sqm. Although we are removing this to create the cut in, we are installing a door with an area of glazing of 0.95sqm.

SCALE

As the proposal is to cut into the roof, the scale and height of the roof will not increase, and will maintain the its roof line.

APPEARANCE

The West facing elevation of the cut in will have the same grey metal (Lead) materiality to match the existing. The East facing elevation of the cut in will be the existing brown brick of the building. A new gutter will be installed above the door to catch rainwater from the sloped roof above, and will match the rest of the guttering on the building.

A white timber framed door with clear glazing will be introduced to the North face of the new cut - in to match the existing white timber framed sash windows.

ACCESS

The general access to the house from Fellows road will remain unaltered.

Regards

Bernard Zammit

